

17VARIANCE1104

937 E Oak Street Addition



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Dante St. Germain, Planner I
January 22, 2018**

Requests

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Location	Requirement	Request	Variance
Side Yard	2.43 feet	0.5 feet	1.93 feet

Case Summary / Background

- The subject property is located in the Germantown neighborhood and contains a one-story single-family residence.
- The applicant proposes to construct a new second-story addition onto the principal structure.
- The existing structure encroaches into the side yard setback, and the addition is proposed to be in-line with the existing structure.

Zoning/Form Districts

Subject Property:

- Existing: R-6/Traditional Neighborhood

Adjacent Properties:

- North: R-6/Traditional Neighborhood
- South: R-6/Traditional Neighborhood
- East: R-6/Traditional Neighborhood
- West: R-6/Traditional Neighborhood



937 E Oak Street
feet



Map Created: 1/10/2018



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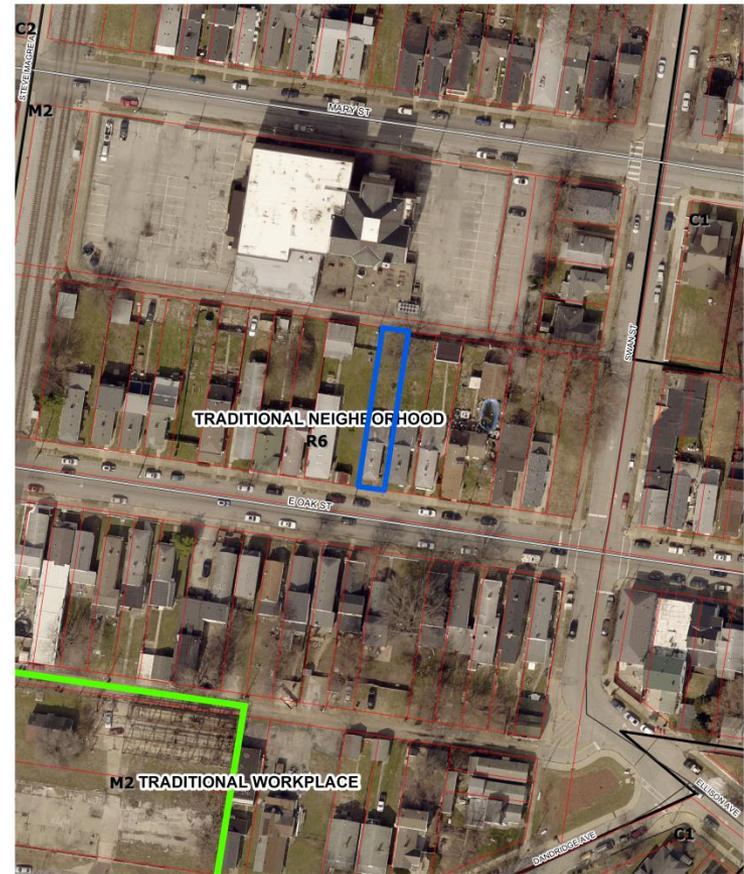
Aerial Photo/Land Use

Subject Property:

- Existing: Single Family Residential

Adjacent Properties:

- North: Institutional (Religious)
- South: Single Family Residential
- East: Single Family Residential
- West: Single Family Residential



937 E Oak Street
feet



80
Map Created: 1/10/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The property to the left of the subject property and location of the variance.

Site Photos-Subject Property



The property to the right of the subject property.

Site Photos-Subject Property



The properties across E Oak Street.

Site Plan



Elevation



937 E Oak

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17 VARIANCE 1104

Conclusions

- The variance request appears to be adequately justified and meets the standard of review.
- Must determine if the proposal meets the standard of review for granting a variance as established in the Land Development Code from section 5.1.10.F to allow a structure to encroach into the required side yard setback.

Required Actions

- **Variance:** from Land Development Code section 5.1.10.F to allow a structure to encroach into the required side yard setback. Approve/Deny

Location	Requirement	Request	Variance
Side Yard	2.43 feet	0.5 feet	1.93 feet